142.0	0002	0007.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,030,900 /	1,030,900
					USE VALUE:	1,030,900 /	1,030,900
					ASSESSED:	1,030,900 /	1,030,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71	-73	NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DAY ROBERT & MARIA
Owner 2:	
Owner 3:	
Street 1:	73 NEWPORT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DAY ROBERT & MARIA -
Owner 2:	-
Street 1:	73 NEWPORT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,054 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Vinyl Exterior and 2915 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 15 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5054.000	568,900	4,700	457,300	1,030,900
Total Card	0.116	568,900	4,700	457,300	1,030,900
Total Parcel	0.116	568,900	4,700	457,300	1,030,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 353.65 | /Parcel: 353.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 142.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	569,000	4700	5,054.	457,300	1,031,000	1,031,000	Year End Roll	12/18/2019
2019	104	FV	420,500	4700	5,054.	428,700	853,900	853,900	Year End Roll	1/3/2019
2018	104	FV	420,500	4700	5,054.	354,400	779,600	779,600	Year End Roll	12/20/2017
2017	104	FV	394,100	4700	5,054.	325,800	724,600	724,600	Year End Roll	1/3/2017
2016	104	FV	394,100	4700	5,054.	297,200	696,000	696,000	Year End	1/4/2016
2015	104	FV	350,700	4700	5,054.	291,500	646,900	646,900	Year End Roll	12/11/2014
2014	104	FV	350,700	4700	5,054.	270,900	626,300	626,300	Year End Roll	12/16/2013
2013	104	FV	365,100	4700	5,054.	257,800	627,600	627,600		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10969

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAY ROBERT & MA	1217-11		1/25/2000	Family	1	No	No		
BECKER IRENE	1156-7		5/28/1996			No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/11/2011	683	Re-Roof	6,500					

ACTIVITY INFORMATION

Date	Result	By	Name
12/15/2017	MEAS&NOTICE	HS	Hanne S
1/26/2009	Measured	336	PATRIOT
11/29/1999	Mailer Sent		
11/15/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5054		Sq. Ft.	Site		0	80.	1.13	9									457,298						457,300	

Total AC/HA: 0.11602 | Total SF/SM: 5054 | Parcel LUC: 104 | Two Family | Prime NB Desc: Brackett | Total: 457,298 | Spl Credit | Total: 457,300

User Acct

91402

GIS Ref

GIS Ref

Insp Date

12/15/17

!10969!

PRINT

Date	Time
12/11/20	01:11:54

LAST REV

Date	Time
01/18/18	14:37:35

ekelly

USER DEFINED

Prior Id # 1:	91402
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05137610
Const Adj.:	0.98990101
Adj $ / SQ:	176.929
Other Features:	120000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	698859
Depreciation:	129988
Depreciated Total:	568871

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	15	BRs:	6	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
1	7	3	
Totals			
2	15	6	

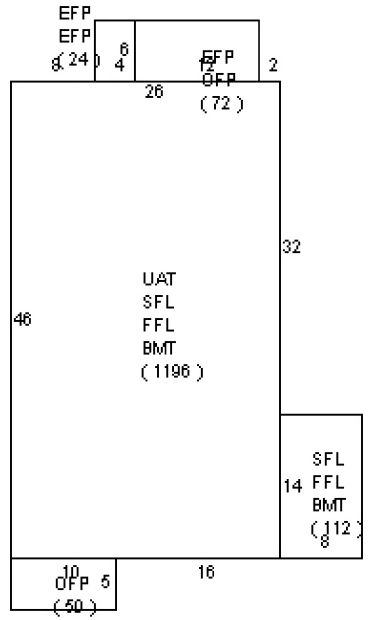
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	176.93
Special Features:	0	Val/Su Net:	127.41
Final Total:	568900	Val/Su SzAd	217.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,308	53.080	69,427
FFL	First Floor	1,308	176.930	231,423
SFL	Second Floor	1,308	176.930	231,423
UAT	Upper Attic	299	123.850	37,031
OFP	Open Porch	122	29.720	3,626
EFP	Enclos Porch	120	49.410	5,929

	Net Sketched Area:	4,465		Total:	578,859
Size Ad	2616	Gross Are	5362	FinArea	2915

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 142.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1960	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700